

Staff Variance Report
For
June 4, 2013 Commission Meeting

“A” category = staff recommendation is for approval with no equal alternatives because of noncompliance is not adverse.

“B” category = staff recommendation is for approval with equal alternatives as stated by the proponent.

“C” category = reserved, meaning staff believes Commission needs to discuss entirety.

“D” category = recommendation is for denial.

“I” category = incomplete (with permission of the Chairman).

“NVR” category = no variance required.

NOTE: All staff recommendations presume code statements on the variances by the applicant are correct, unless otherwise noted. This means that all code statements become conditions of the variances and, if not true, the variances would be subject to Commission sanction. All LBO and LFO responses that they have received a copy of the application for variance are in order, unless otherwise noted.

Tabled Variances:

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| 13-01-36(b) | C | <p>Lafayette Family YMCA – Lafayette</p> <p>(b) <i>Remote exterior exits on the back of the building will not be provided with a sidewalk to the public way as required by code.</i> The exit discharge, “walking surface of the means of egress shall have a slip resistant surface and be securely attached”, this is interpreted to require a concrete sidewalk to the public way. The proponent advises that the code does not stipulate that the exit discharge be a paved surface and that a yard can be classified as a component of the exit discharge for a building. The hardship is the cost of installing sidewalks on the back of the building, which is estimated at approximately \$40,000.00. If the exit path away from the building is just mud or grass, how do wheelchairs get through it? Tabled at the request of the proponent. Tabled at the proponent’s request until the March meeting. Tabled at the request of the proponent until the April meeting. <u>Tabled at the request of the proponent until the June 4th meeting.</u></p> |
| 13-04-9 | AI | <p>HA Cleaning Business – 920 Adams – Gary</p> <p><i>The building has been vacant for over a year and the sprinkler system will not be maintained as required by the code.</i> The sprinkler system is not functioning at this time and there is no heat in the building. The building is empty except for a few machines that have not been removed. The proponent advised that there are not any combustibles in the structure. They are not planning on using the building at this time. Tabled variance - incomplete and no proponent. <u>Tabled at request of proponent to the June 4th meeting.</u></p> |
| 13-05-2 | C | <p>Lake Lodge #157 - Crown Point</p> <p><i>The current code for Platform Lifts and Stairway Chairlifts, A18.1, requires lifts to have terminal stopping devices.</i> The request is to omit them on these 2 lifts. They were installed sometime in the past (no date shown on the application), but were never permitted by the Elevator Safety Section until an application for installation permit was</p> |

made in 2010, but not acceptance test was never performed and both devices now have been sealed out of service. The hardship appears to be that the lifts were manufactured and installed before this requirement applied. Why weren't applications for installation permits submitted when the lifts were originally installed? Do the lifts comply with all of the other requirements in the current code? **Tabled no proponent.**

- 13-05-11 C **St. Anne's Church – HVAC – North Vernon** Project #363850
The design loads required by the Mechanical Code will not be met. The proponent advises that the outside air will be available if CO₂ sensors require fresh air. The facility is only used once a week for a large service which lasts about one hour. They expect to maintain the temperature because the ceiling is only 20 feet high and they have not had any CO₂ issues reported in the past. The hardship is the cost of heating and cooling of full open outside air vents of approximately \$14,000.00. They advise that they have not had any problems with the use of less heating and cooling capacity. **Tabled to get more information on the project and have proponent appear.**
- 13-05-16 C **Oakwood Drive Campus – Tell City** Project #363000
The code required NFPA 13R sprinkler system will not be used for this "R" Occupancy. The request is to have an NFPA 13D system installed instead. The proponent advises this way the riser can come off of the domestic water line. They also advise that they will provide fire/smoke alarm system in each unit of the building. The hardship is the cost to install the 13R system of \$31,000.00 versus the 13D system cost of \$4,900.00. They show a 1 hour wall between each of the 4 units, but do not show any separation between the garage and the living quarters. How many buildings are going to be built? There is only one doorway to the outside with a 2nd door that goes into the garage. **Tabled to get more information about the separations and have proponent appear.**
- 13-05-17 AI **The Old Courthouse Catacombs – Haunted House – Evansville**
The clothes dryer in the sub-basement of the building will not be vented to the outside as required by code. The proponent advises that the dryer is vented into the adjoining chamber which has stone walls, brick ceiling and dirt floors. There are no combustibles located in the room used for venting. The dryer is only used approximately 6 times per year and is maintained by staff at all times. The hardship is the Preservation Society will not allow vent holes to be drilled through existing limestone exterior walls, in order to maintain the original design of the courthouse. **Tabled at the request of the proponent until the June 4th meeting.**
- 13-05-18 CI **Contractors Steel – Sprinkler Deactivation – Hammond**
The sprinkler system will be deactivated by the proponent due to the change of occupancy to an S-2 storage area for rolled steel products. The proponent advises that sprinklers are not required in S-2 occupancies storing low hazard steel products. The hardship is that the sprinkler system has discharged without a fire being present in the past. Deactivating the sprinkler will prevent damage to the steel being stored. No drawings were submitted. How large is the building? They did not advise they were going to remove the system as required by the GAR. There was no mention about a dry system being installed in lieu of the wet system. Should this not be a variance from the GAR?

Tabled to get more information about the size of the building.

- 13-05-27 AI **2352 S. Henderson Street-Windows - Bloomington**
*The emergency escape and rescue windows do comply with the code of record for size. The 1980 Indiana Construction Rules require these windows to be openable to a minimum of 4.75 sq. ft., have a clear width of at least 18", a clear height of 24" and a maximum sill height of 48". The current windows are 4.87 sq. ft., 30.5" in width, and 23" in height and have a sill height of 31". **Tabled incomplete.***

New Variances:

- 13-06-1 D **Fraternal Order of the Eagles #852 – Rochester**
The code required sprinkler system will not be maintained in the building. The proponent advises that the building is all on one level and there are exits on each side of the building that are clearly marked and unlocked when the building is occupied. The attic is not used and has what they call fire walls every 30 feet. All extinguishers are to code and inspected and there is a security system that has 7 cameras that monitor the open floor 24 hours a day. The hardship is the continued repairs are in excess of \$10,000.00 at this time and the replacement of the system has been estimated at from \$80,000.00 to \$100,000.00. The building is 10,840 sq. ft. with a bar area and kitchen.

13-06-2

- 13-06-3(a)(b) CI **Pigeon River Outlet – Shipshewana**
(a) The code required sprinkler system will not be installed in this mixed use occupancy of an "R-2", "M" and "S-2". The proponent advises that this is a rural store owned and operated by the Amish and will have batteries – provide electricity to the building for limited purposes. There will be a small well that will not support a sprinkler system. The store will have normally one employee and expect to have not more than 10 customers at any one time. The small studio apartment is for the owner's parents. They propose to install long life battery operated, wireless interlinked fire/smoke alarms, hi-reflective exit signs at all interior and exterior exit doors and there will be a fire separation wall between the living area and the store area. The hardship is the structure has no readily available source of water for a sprinkler system. The excessive costs that would be incurred to install an oversized well, storage tank and pipe system to incorporate a sprinkler system and an electric pump which would not have the power needed to operate since there is no commercial electricity to the property. What is the cost?
- BI *(b) The code required emergency egress lighting will not be provided for this facility. The proponent advises that this is a small Amish country store that will be open for business during daylight hours only. They will provide highly reflective photo luminescent exit signs at each exit door. A long life battery operated wireless, interlinked fire/smoke alarm system will be provided in locations as required to meet the safety expectations of each area. The hardship is this is a rural Amish Community and is not served with commercial electrical power for emergency lighting.*

- 13-06-4 AI **St. Jude Parish – 2013 Renovation and Church Addition – South Bend**
Project #363591
The code required sprinkler system will not be provided for the 1,429 sq. ft. addition to the existing 12,800 sq. ft. A-3 occupancy. The proponent advises that the addition will be to provide a narthex and rest room and no new assembly seating. The existing building is not sprinklered and to install sprinklers to the existing building would be difficult due to the nave having vaulted ceiling of laminated framing members and the installation would negatively impact the appearance of the building.
- 13-06-5 BI **D & L Metal Sales – LaGrange**
The code required means of egress lighting will not be provided for this facility. The proponent advises that this is a rural Amish business and does not have any commercial electricity to the property. They will be operating the business during the daylight hours generally and will be providing battery operated wireless interlinked smoke and heat detection alarm system throughout the building and highly reflective photo luminescent exit signs at each exit door. The hardship is that this is a small Amish business which has not commercial electrical supply to the property to power the emergency lighting.
- 13-06-6 AI **Bluffton-Harrison Middle School – Bluffton**
The occupant use hose stations will not be maintained with the code required hoses. The proponent advises that there are fire extinguishers in place that are serviced annually. There are no personnel trained to use the occupant use hoses and the local fire department has advised them that they will not use the hoses. The hardship is the cost to maintain and replace the hoses to keep them in working condition.
- 13-06-7 D **Mounds Mall of Anderson**
The code required sprinkler system will not be maintained as required by the code in a safe working condition. The proponent advises that the sprinklers in riser #2, which are in a stock room that has 16 sprinkler heads in-line in the space, are not within the required distance of the ceiling or roof deck. The ceiling panels and grid were removed but the sprinklers were never relocated to put them in a compliant arrangement. The mall management advises that they will require all storage to be removed from the area and maintain the area in this unused state thereafter. The hardship is the cost estimate of \$7,750.00 to move the heads and make the recommended changes.
- 13-06-8(a)(b)(c) CI **Tippecanoe Court Suite 2561 Remodel – Lafayette**
(a) *The existing building built in 1996 was classified as a Type II-B, Group M occupancy and unlimited area building due to the 60 foot side yards and automatic sprinkler system, but the existing building has a non-compliant wood canopy.* The size of the existing spaces requires an area modification and the building needs to be of Type II-B construction and the Type II-B does not allow for the wood canopy. The proponent advises that they will make the existing 2 hour fire walls into four hour fire walls. The hardship is that the canopy would need to be demolished and replaced or an automatic sprinkler system installed. What is the size of the building and the canopy? What is the cost to comply?

- CI (b) *The existing fire walls do not continue through the canopy as required by code.* The proponent advises that in order to classify the building areas as separate buildings, the two hour fire walls are being made into four hour fire walls. The existing fire walls do not extend to the exterior of the horizontal projection (canopy) as required by the 2008 IBC. Are the fire walls structurally independent?
- CI (c) *The existing canopy is not sprinklered as required by code.* The size of the existing spaces requires an area modification. To allow the area modification the building needs to be sprinklered. The interior of the existing building is sprinklered, but the canopy is not as required.

13-06-9

- 13-06-10 C **Hanover College Stadium Expansion and Renovation and Athletic Fields Renovation – Hanover**
The minimum number of fixtures will not be complied with per Chapter 29 of the IBC. The proponent advises that they will be expanding and renovating the existing football stadium and renovating the athletic fields for baseball, softball and soccer on the campus. The proposed stadium portion of the project will renovate and expand the locker room facilities as well as incorporate office space for coaches and training space currently housed elsewhere on campus. The proposed number of public water closets for the facility is short of the code requirements. The proposed athletic fields project reconstructs the accessory structures for the fields press boxes, viewing platforms, concession and bleachers and adds restrooms. A minimal amount of restrooms are proposed based on historic attendance records since the service building will provide the code required amount of water closets in the future for the maximum seating capacity of each of the venues. This creates a hardship with the capital cost and building area because of the few football events a year that approach full occupancy and the future service building will provide the code required amount. They propose the following actions in lieu of full compliance at this time. They will provide portable toilet fixtures for high-capacity events. See the list provided of the breakdown of the games and the numbers estimated. What are the total numbers that code requires and how many are actually provided, not counting the portable units?

- 13-06-11 CI **Backstage Bar and Grill – Evansville**
The code required sprinkler system will not be provided. The proponent advises that they are going to keep the square footage below 5,000 sq. ft. to avoid the sprinkler requirement by separating with a 2 hour fire barrier from the rest of the building. They advise that the 2 hour separation is not complete in the floor/ceiling assembly for the basement first floor. They advise that the basement area is not rentable space and is used for storage by the building owner. They will install smoke detectors in the basement as an alternative which will be wired directly to the current fire alarm system. The first floor smoke detectors are also wired directly to the alarm system. The alarm system is set up with a dialer to the fire department. According to their plans, there are over 100 seats as well as open space for the patron occupancy which still calls for the sprinkler system.

- 13-06-12 CI **Wawasee Community Schools – Marine Trades Building – Syracuse**
A structure (B occupancy – boat shop) is being acquired by the school system and will be used to begin a Marine Trade program and the school will not bring the structure into compliance as a E occupancy or pass a Section 3410 analysis prior to using the building, as required by code. The proponent advises that the building is approximately 6,500 sq. ft., with 5 doors to the exterior. The program will be limited to 15 students and 2 teachers for each of the half day programs. The time frame for non-compliance will be one year. The start of school 2013 to the end of the school year in 2014, with the necessary renovations made over the summer of 2014. They will be doing an evaluation of the program after January 2014. There will be exit signs provided to define paths of egress. The hardship is the school corporation would like to have a chance to evaluate the programmatic needs of this new trade school program before investing money into the building to bring it up to code. They wish to evaluate the demand for the program before investing the moneys. What is needed to bring the structure up to code? What is the cost to bring up to code?
- 13-06-13 CI **Upland Community Church – Classroom Addition – Upland**
A two hour fire barrier will be used in lieu of the code required 2 hour structurally independent fire wall to separate the existing church building and the new classroom addition. The proponent advises that the classroom addition will have different construction types. The addition will be separated completely from the existing church with a 2 hour fire barrier with 1 ½ hour opening protection. The addition will be protected throughout with an automatic sprinkler system. The separation wall will in part utilize the existing masonry exterior wall of the church. Achieving structural independence is not practical. What are the 2 construction types? What is the cost to comply? Is the church sprinklered? What is the size of the existing church and the size of the addition?
- 13-06-14 AI **Ironworks Parking Garage – Indianapolis**
In lieu of the code required 90,000 cfm ventilation system, they will install a 45,000 cfm system. The proponent advises that this type system is allowed in the 2009 IMC. The 2009 IMC requires 0.75 cfm per sq. ft. of parking garage. They advise that there would still be variable frequency drive control to insure minimum flow as necessary, as well as CO and NO sensors throughout to activate the higher volume mode of the system based on vehicular traffic. The hardship is the added cost of the 90,000 cfm ventilation system would be add approximately \$250,000.00 to the cost of the project and more than double the lifetime operating expenses.
- 13-06-15 BI **Solana Point Assisted Living Facility – Indianapolis** Project #362852
The 2nd floor sun deck that has an occupant load exceeding 10 has only one exit and the code requires a minimum of 2. The proponent advises that they will post a sign stating a maximum of 10 occupant load sign. This portion of the building is used for early stages of memory care. Staff in the area will ensure that the posted occupant load will not be exceeded. The building is protected with an automatic sprinkler system. The hardship is that this area is for residents with early stages of memory loss and the sun deck affords the opportunity to be outdoors while safely in proximity to their apartments. The sun

deck is located at the end of a corridor and providing a second means of egress back into the building is not practical. How will the staff monitor the usage of the deck? Is the deck sprinklered? How is providing the 2nd exit “not practical”?

- 13-06-16 BI **Garrett Public Library Addition – Garrett**
A 2 hour fire barrier will be used to separate the new 2 story, 6,400 sq. ft. addition to the existing 11,400 sq. ft. library in lieu of the code required 2 hour structurally independent fire wall. The existing building and the addition will exceed the allowable area for Type V construction. The existing building is constructed of combustible construction. The proponent advises that the addition will be separated with a 2 hour fire barrier with 1 ½ hour opening protection. The addition will be protected throughout with an automatic sprinkler system. The addition will be constructed of non-combustible construction (Type IIB). The separation wall will in part utilize the existing masonry exterior wall of the library. Achieving structural independence is not practical.
- 13-06-17 C **Saw’s Woodworking Building Addition – Nappanee**
The current woodworking facility is adding a 64’ X 64’ addition of 4,096 sq. ft. to the existing operation and will be moving the woodworking operation into the new building and use the current building for storage of the finished products. The code required sprinkler system will not be provided. The proponent currently has an NFPA 664 compliant dust collection system that they will be moving to the new building. The hardship is that the sprinkler requirement would require the installation of a well, as city water utilities are not available at this time. The well and associated pump house is estimated to cost approximately \$85,000.00 to \$90,000.00. Is this an Amish woodworking facility?
- 13-06-18 CI **Grace Assembly of God Worship Addition – New Whiteland**
The platform at the front of the auditorium will have a fixed curtain along each side and across the top to frame the opening which is not allowed by code, per the definition of “platform”. The proponent advises that the material used for the curtain will be flame retardant. The existing building and the proposed addition are protected with sprinklers. The curtain is fixed in place and cannot be raised or lowered or drawn across the stage. There will be no scenery or other combustible material lowered from above the platform. The hardship is that the curtain is desired to conceal the areas flanking the platform. Are there sprinklers in close proximity to the curtain?
- 13-06-19 A **Community Hospital East – ED – Expansion – Indianapolis**
The new one story Type I-A addition will be added to the first floor of the existing hospital which is classified as Type II-A construction which will cause the area of the building to exceed the allowable area. The existing building was constructed in 1965 and the Type II-A classification is due to remote sections of existing floor slabs on the 3rd, 4th, and 5th floors of the building being classified as 1 hour fire resistive instead of 2 hour. The proponent advises that the new addition is not physically horizontally or vertically adjacent to the areas of the building with the 1 hour floor slabs. The 1 hour slabs are in a small area of the building. Other than the location of the small slabs, the rest of existing building is Type IA construction. The existing hospital is protected

throughout with an automatic sprinkler system and the new addition will be sprinklered with quick response sprinklers. The hardship is the structurally independent 3 hour wall or any rated walls between the addition and the existing building would not allow for a unified and functional ER department.

- 13-06-20 BI **Hampton Inn and Suites – Schererville**
The code required suspension ropes will be 8 mm in diameter rather than the code compliant 9.5 mm. The proponent advises that the rope sizes meet the 2010 A17.1 code. The proponent advises that they will provide all the tools and training required by the states the ropes will be able to be inspected for wear.
- 13-06-21 AI **Storage Express – Building 12 and 13 – Indianapolis** Project #363250
The code required items from Chapter 29 will not be provided for this storage area, including an emergency shower and eye wash station, service sink, drinking fountain and restrooms. The proponent advises that the lease agreements prohibit the storage of hazardous materials at the facility. The hardship is that the storage facility is unheated has no electricity, water, gas or sewer in the buildings. There are field service personnel that do a weekly drive through and no employees are on site to monitor and maintain the facility. The cost to add these items and the utilities to support them would make the project unfeasible.
- 13-06-22(a)(b) CI **The Bindery Artist’s Studio – Lafayette**
(a) The travel distance in the existing building will be increased by approximately 12’ with the proposed renovation, which is not allowed by code. The proponent advises that the renovation of the 2nd floor of the Lafayette Printing Company is to create artists studios. These are rooms leased for artists to work in and not as dwellings. The building was constructed in 1921 and the occupancies were classified as B-2 occupancies prior to the 1998 IBC, therefore this is not a change of use. Each floor is approximately 5,056 sq. ft. The building is primarily noncombustible construction. The exterior walls are masonry, columns and beams are concrete, the floor slab is concrete and the roof deck is concrete with some wood roof structure. The building has a fire alarm system with manual pull stations. As part of this project, smoke detectors will be added to throughout the second floor and along the means of egress on the 1st floor. A second exit is not feasible for the owner to add from the 2nd floor to reduce travel distance, based upon the location of the building, the construction of the building (concrete floors) and the printing business on the 1st floor.
- CI *(b) As part of the project, partitions are being installed to create the artists studios. The partitions will be 8’ high and the ceilings will be 10’ to 11’ high and it has been determined that these walls must meet the requirements for rated corridors. The building has a fire alarm system with manual pull stations. As part of the project smoke detectors will be added throughout the 2nd floor and along the means of egress on the 1st floor.*
- 13-06-23 BI **Ivy Towns and Flats – West Lafayette**
The new apartment complex will be designed to comply with the prescriptive residential provisions of Chapter 4 of the 2009 Edition of the International Energy Conservation Code in lieu of the requirements of the Indiana Energy Conservation Code, based upon

ASHRAE 90.1, 2007 Edition. The proponent advises that this request is also to permit demonstration of compliance with the prescriptive provisions per Section 401.2, 2009 IECC in lieu of demonstration of compliance with a Comcheck report. The project involves the construction of 35 apartment buildings comprising 234 dwelling units, and a 1 story clubhouse building. The hardship is that the use of the 2009 IECC will result in a cost savings for a residential development, without sacrificing energy efficiency. Similar variances have been approved in the past.

- 13-06-24 AI **Lilly K358 BIL Process – Indianapolis**
There will be over the exempt amount of Class II combustible liquids within the F-1 occupancy and this will occur once every three years and the proponent wishes to maintain the F-1 status and not change to "H" occupancy. The exempt amount of combustible liquids is 180 gallons and the amount that will be involved every three years is 492 gallons. The occupancy of the building is F-1, B, H-2 and H-3. The building is Type 1A construction. The proponent advises that there is a 2 hour fire barrier retained to separate the 2nd floor process area in question from the remainder of the building. The building is a Type IA construction (3 hour structural frame and 2 hour floors). The 2 our separation for the area in question is therefore horizontal from the rest of the building as well as vertical. The building is sprinklered throughout. The hardship is the stated quantity of Class II liquid is necessary for the limited frequency to support the BIL process. Commission to discuss.
- 13-06-25 A **Muncie Casting Corp. – Addition – Muncie** Project #364084
A new addition of 3,750 sq. ft. will be added to the existing facility of 30,765 sq. ft. of fire protected and 13,300 sq. ft. non-protected, which will put the entire facility over allowable area. The existing building is a casting factory. The proponent advises that the public is not allowed in this area. This process will also be done in the new addition which is adjacent to the current space. The addition is 20' tall on the inside and will cost approximately \$120,000.00. The hardship is the code calls for a 2 hour fire wall that is structurally independent and free standing. The projected cost for this wall would be \$60,000.00 for a wall 20' X 6' for the truss gable end of the addition. This additional cost would prohibit the project from proceeding.
- 13-06-26 BI **Tindley Collegiate Academy – Indianapolis** Project #364660
The school will be completed in phases and upon completion of Phase 1 (the classroom portion of the building) they will occupy the building while working on Phase 2 of the building. The variance request is to allow the occupancy of the Phase I area prior to completion of the Phase 2 area. The project involves a 2 story middle school (grades 6 through 8) for girls. The building will be classified as E occupancy and Type VB construction. The proponent advises that the sprinkler system and fire alarm systems will be fully functional in the Phase 1 area prior to occupancy. All required means of egress for Phase 1 will be available at the beginning of occupancy. A temporary stud and gypsum board wall floor to deck without openings will be provided to separate the occupied area from the construction. The hardship is that Phase 2 cannot be completed by the time school is scheduled to begin in the fall of 2013.

- 13-06-27(a)(b) **Brownsburg Meadows Assisted Living – Brownsburg**
 CI (a) *A larger memory care wing than previously described in variance 13-03-38(c) will be in place and the proponent is seeking a new variance for the locking devices for the memory unit.* The proponent advises that the facility will comply with all fire and life safety related requirements for a Health Care facility per NFPA 101 and an I-2 per the IBC, but will not be licensed as a Health Care Facility. The 1 story memory care wing will be designed as an I-2 occupancy, and classified Type VA construction. The memory care will house residents with early - or mid – stage dementia. The building is protected with an automatic sprinkler system per NFPA13. All residents have access to separate smoke compartment (delineated by a smoke barrier wall) through 20 minute rated smoke barrier doors that will remain unlocked at all times. This will provide a “defend in place egress condition”. There are a total of 4 smoke compartments provided. The original design only had 2 smoke compartments. The hardship is the need to provide for the personal safety of residents who are in the beginning – to mid – stage of dementia.
- CI (b) *Fire walls in 2 locations will have doors compromising close to 100% of the length of the fire wall and the code only allows for 25% of the length of the fire wall.* The fire wall in each case will be approximately 8’ in width, with a pair of double egress doors compromising almost all of the length of the wall. The fire walls separate the I-2 occupancy memory care wing from one of the I-1 occupancy building areas. The 1 story I-2 occupancy memory care building area and the 2 story I-1 occupancy building areas will be classified Type VA construction. The doors will be 90 minute rated and self closing as required. The building will be protected with an automatic sprinkler system per NFPA 13. There will be close spaced sprinklers provided at the ceiling level on each side of the doors within 12 inches horizontally of the openings. The hardship is the imposition of the rule would require artificial increase in the length of the wall so as to make the door width 25% of the length, with no benefit. The doors occur within an 8 foot wide corridor to provide pedestrian access for staff between the support and the memory care wing.
- 13-06-28 BI **Brownsburg Meadows – 4 – Plex Residential Buildings – Brownsburg**
The three 4-plex buildings will not be protected with the code required NFPA 13R sprinkler system but will instead be provided with an NFPA 13D system. The 1 story 4 plex buildings are classified as R-2 occupancy of Type VB construction. The buildings are 1 story slab on grade construction. Each unit will have 2 exits to the exterior. Each unit will be separated with a 1 hour fire partition extending from the floor to the roof deck. Each unit will have multiple station smoke detection per Sec. 907.2.10.1.2 of the IBC as required. The use of the NFPA 13D sprinkler system will help control construction costs for the relatively small 4 plex buildings.
- 13-06-29(a)(b) **Linden Square II Apartments – Avon**
 AI (a) *The maximum travel distance for 3 story buildings with 1 exit, of 50’, will be exceeded to a maximum of 65’ in several of the units.* The 3 story apartments are classified as Type VB construction. The proponent advises that the buildings will be protected with NFPA 13R sprinkler systems. Smoke detection tied to the building fire alarm system will be provided in the common corridors leading to the exit stairs. The travel distance from within units to the 1 hour rated common egress corridors will be within 50’. The egress

corridors will be enclosed with 1 hour fire partitions extending from the floor deck to the underside of the 1 hour ceiling, as required. Floor ceiling and roof ceiling assemblies and supporting construction will be of 1 hour construction throughout. The stairs will be enclosed with 1 hour fire barriers and discharge directly to the exterior as required. Each sleeping room will be provided with emergency rescue windows. The hardship is that the imposition of the rule would require either that the units be reduced in size or otherwise redesign of the structural system to accommodate a 1 hour fire barrier construction for egress corridors to include as part of the exit .

- BI (b) The apartment building will be designed to comply with the prescriptive residential provisions of Chapter 4 of the 2009 edition of the International Energy conservation Code in lieu of the requirements of the Indiana Energy Conservation Code, based upon ASHRAE 90.1, 2007 edition. The request is also to permit demonstration of compliance with the prescriptive provisions per Sec. 401.2, 2009 IECC in lieu of demonstration with a Comcheck report. The project involves the construction of 8 apartment buildings comprising 74 dwelling units. The 2009 edition of the IECC has been included along with the 2007 ASHRAE 90.1 as the benchmark standard for state compliance for qualification for federal funding under the American Recovery and Reinvestment Act. The hardship is that there is a cost savings for a residential development, without sacrificing energy efficiency, in using the International Code.

13-06-30(a)(b)

First Devington Apartments – Indianapolis

- NVRI (a) *A new 3 story R-2 occupancy apartment will have a 1 hour roof drain enclosure within the 1 hour stair enclosure, which has been cited by the city of Indianapolis as not being allowed.* Both 1 hour shafts are independent of each other with no access to the roof drain enclosure from within the stair enclosure. The building is protected by an automatic fire suppression system per NFPA 13R. Staff has determined that this is not a violation of the code with the information that was provided to staff.
- CI (b) *The elevator equipment room has water supply lines and a drain for a service sink located in a janitor closet on the 2nd floor, which is not allowed per code.* The proponent advises that the water supply and drain lines are concealed above the 1 hour fire resistive ceiling, which consisted of 2 layers of 5/8" Type X drywall. The building is protected with and NFPA 13R sprinkler system. The proponent advises that if any water or drain lines extend over the elevator equipment drain pans will be added below the ceiling to prevent water that would penetrate the drywall and damage the elevator equipment. The hardship involves the cost to remove the plumbing systems from the janitor's closets where the service sinks are located and relocate the janitor's closet and plumbing system. Is the construction completed? Why not put a drip pan under the entire ceiling since there is no way to know where water will penetrate the drywall? What is the cost to comply?

13-06-31

Iglesia Christiana Church – Indianapolis

An existing tenant space of 4,400 sq. ft. of Type IIIB construction has undergone a change of occupancy from an "M" occupancy to an "A-3" occupancy church. The Chapter 34 evaluation failed, based on the existing walls separating this space that are less than 2 hours that yield a score of "0" under category 3410.6.3 and a score of 12 is needed to pass. The proponent advises that the tenant space is separated from adjoining

spaces with walls that have 2 layers of 5/8" Type X on the church side and 1 layer of 5/8" Type X on the opposing tenant spaces. Table 721.6.2(1) in the IBC assigns a value of 30 minutes for each layer of 5/8" Type X drywall for a total of 1.5 hours. Compartmentation value would yield 15 points if 2 fire resistive walls were constructed; the request is to approve 12 points for the existing 1.5 hour fire resistive rated fire barrier walls. The walls to extend tight to the roof deck on both sides. The space will be provided with smoke detection and fire alarms with horns and strobes throughout the space as required by chapter 34. The maximum travel distance is 75' to an exit. The hardship is the cost of approximately \$18,000.00 to add an additional layer of 5/8" Type X drywall on each wall to create a 2 hour fire resistive wall. The walls are each 120' long, which would include removing the suspended ceiling for installation of additional drywall. The project cost for the space was \$2,000.00. The space has been occupied for approximately one year.

13-06-32

CI

Tippecanoe Camp Dining Hall – North Webster

The code required sprinkler system will not be provided for the new dining hall for the campers and the system is required due to A-2 occupancy with a fire area exceeding 5,000 sq. ft. and an occupant load in excess of 100. Additionally there will be a single dwelling unit in the basement for use by staff classified as R-1 occupancy. The basement will serve as a shelter for the campers in inclement weather and will also be available for meeting use. The building will be classified as Type VB construction with approximately 7,600 sq. ft. in area on the 1st floor and 5,600 sq. ft. in the basement. The proponent advises that there will be a manual and automatic fire alarm system. The building will be provided with a smoke detection system throughout, with heat detectors in the kitchen, which will initiate the building alarm system. The floor assembly between the basement and 1st floor will be a 1 hour separation. The maximum travel distance to an exit will be approximately 120' which code allows up to 200'. The dwelling in the basement will have an exterior exit from the floor and an egress window will be provided in the sleeping room. The hardship is that there is no public water available and the cost of the sprinkler system will be in excess of \$125,000.00. No estimate from a sprinkler contractor is provided. Is there a dry hydrant or area where the fire department can obtain water from the lake?

13-06-33(a)(b)

410/412 East 16th Street – Indianapolis

NVR/CI

(a) *An existing 4 unit R-2 occupancy, constructed in 1894, will have covered porches added that are approximately 80 sq. ft. which will not be provided with an automatic fire suppression system.* These porches are being created to be replicas of the original covered porches that were built on the buildings when they were constructed in 1894. The porches are the only scope of the work for the building. The proponent advises that the addition of the covered porches does not constitute the addition of fire area to the building, so Section 903.2.7 in the IBC/IFC does not apply. The proponent is basing this opinion on a decision that the Commission made February 24, 2012 that states when balconies are added to an existing R-2 occupancy structure the existing building and balconies are not required to be protected with an automatic fire suppression system and the covered porches he feels are similar to balconies. The hardship is the justification of a fire suppression system for the entire building and covered porches. Is an 80 sq. ft. porch the same as a balcony?

NVRI (b) *The covered porches being proposed are replicas of the original 1894 construction, that were removed do to disrepair in 1999 and the owner has received funds to add the porches back to the building.* The City of Indianapolis has required ramps or accessible means of entry and exit. The proponent advises that the original design from 1894 did not provide accessible entries or exits. Once the porches were removed in 1999, the only thing left was the concrete steps and the owner covered the steps with a wooden platform to cover the uneven steps. The building never included accessible means of entry or exit and the work proposed is replacement of original construction and would be considered maintenance or repair not new construction. The renderings being used for the plans are from photos the Indianapolis Historical Preservation Commission had in their files. The hardship is the justification of accessible entry and exit. If the units aren't accessible, staff does find that a variance is required.

- 13-06-34 CI **IPS John Marshall High School – Food Service Renovation – Indianapolis**
The existing asbestos fireproofing provided on the structural steel as part of the original construction in the project area will be removed and not replaced. The fireproofing was provided on the 1st floor of the building where the 2nd floor occurs above only. The project involves renovation of an existing food service area (kitchen and cafeteria) of 15,947 sq. ft. The existing 1st floor total area is 217,046 sq. ft. and the 2nd floor total area is approximately 52,000 sq. ft. The proponent advises that the project area will be protected with an automatic sprinkler system and the automatic sprinkler protection will provide protection for the structure equal to that provided by the current fireproofing and will also benefit life safety and provide protection of building contents. The building is included in the next IPS bond issue for completion of the automatic sprinkler system throughout the building, the timing is not known. The hardship is the replacement of the fireproofing is additional cost to the project with limited benefit, especially in view of the eventual provision of sprinkler protection throughout the building.
- 13-06-35 CI **The Cupbearer Café – Auburn** Project #363199
The existing 2 story building that was constructed in the 1920's with a floor area of 10,954 sq. ft. (both floors) is undergoing a change of occupancy from an "M" occupancy to an "A-2" occupancy and a Chapter 34 evaluation was conducted with passing scores. State Plan Review has interpreted that the attic is a 3rd floor which will cause the Chapter 34 evaluation to fail. The proponent advises that this area is an attic due to the lack of usable space and a dilapidated steep stair that accesses the attic. The attic space will not be used and the storage has been or will be removed. The hardship is that the change to a 3rd floor rather than attic would cause the Chapter 34 evaluation to fail.
- 13-06-36 CI **University of Notre Dame – Lyons Hall – Renovation** Project #364369
The occupant load of the renovated student lounge will increase to more than the previous 48 to a calculated 66 without the required 2 means of egress. The existing seating area is approximately 710 sq. ft., however the overall calculated occupant load for the entire existing area under consideration is 54, when factoring in the existing office areas. The project involves renovation of existing private and common area bath rooms, as well as limited renovation of other common use areas throughout the building. The building is 3 stories in height and a basement, and is Type IIIB construction. The

building is classified as R-2 occupancy (student housing) plus accessory A and B occupancies. The proponent advises that the building is protected with an automatic sprinkler system. The common path of travel from the room is approximately 70' which is within the code allowed 75' for an A occupancy with a single means of egress. The room will be posted for a maximum occupant load of 49. The hardship is that the proposed renovation will provide a more functional space and eliminate the enclosed rooms no longer needed within the space. Imposition of the rule would reduce the area permitted within the space for seating.

13-06-37

AI

Hendricks Power Cooperative – Entry Addition and Renovation – Avon

The egress corridor construction associated with the entry addition and renovation project will not be fire rated construction as required by code for a corridor serving a calculated occupant load in excess of 30. The project area involving the entry addition and area of renovation is 3,130 sq. ft. The building is classified as B occupancy, with accessory A-3 areas. The proponent advises that the building is provided with a manual fire alarm system. The smoke detection system is tied in to the fire alarm system and will be provided throughout the project area, which is not required. The maximum egress travel distance to an exit from anywhere within the project area will be approximately 110' and code permits 200'. The hardship is the complete enclosure of the corridor through the new lobby space would counter the main purpose of the project, which is to enhance employee safety and provide visibility to the entrance without creating a condition where employees can immediately threatened personally by someone entering the area.

13-06-38(a)(b)(c)

CI

Jockamo Upper Crust Pizza – Expansion – Indianapolis

(a) The proposed tenant change of occupancy from and “M” to “A-2” occupancy for the 1,487 sq. ft. expansion area into the adjacent tenant space will be evaluated per Chapter 34 based on the fire area that includes the Jockamo tenant space in lieu of the entire building, which is not allowed per the amended code. The building area for the purposes of evaluating allowable area will be based upon the 12,778 sq. ft. area whose limits are defined by the existing CMU wall extending through the roof of the building. The project involves the conversion of an existing 1,487 sq. ft. retail tenant space to an expansion to the existing 4,276 sq. ft. Jockamo Pizza tenant. The building is classified as Type IIIB construction. The proponent advises that the tenant space will be separated from the rest of the building to the west with a new 2 hour fire barrier. A fire alarm system will be provided throughout the new tenant space, not required by the rules for new construction. Egress travel distance will be a maximum of 55' and the code permits up to 200'. The hardship is the strict imposition of the rule would require evaluation of occupied tenant spaces, which is an operational and cost hardship.

CI

(b) The fire alarm system and smoke detection system will be provided throughout this tenant space only and based, upon evaluation of the fire area which includes the adjacent restaurant to the east, the fire alarm and detection system is also required in the adjacent tenant space. The proponent advises that the tenant space is separated from the restaurant to the east with a wall consisting of wood lath and plaster on wood studs, with at least one layer of furred gypsum board on the Jockamo side of the wall, less than 1 hour rated, but not completely unrated. A fire alarm system will be provided throughout

the tenant space, not required based on the occupant load of less than 300. The lack of a fire alarm in the adjacent tenant space will not be any more adverse on the Jockamo tenant space than it is currently. The hardship is that the strict imposition of the rule would require upgrade to an existing occupied tenant space, which is an operational hardship to the adjacent tenant and a cost hardship to the Jockamo tenant.

- CI (c) *The expansion of the existing Jockamo Pizza tenant space will increase the area beyond 5,000 sq. ft. and despite passing Chapter 34 without a sprinkler system, the GAR requires a restaurant serving alcohol with more than 5,000 sq. ft. to be provided with an automatic sprinkler system and this will not be done.* The proponent advises that the tenant space will be separated from the rest of the building to the west with a new 2 hour fire barrier. A fire alarm system will be provided throughout the tenant space, which is not required for new construction based upon an occupant load of less than 300. A smoke detection system connected to the fire alarm system will be provided throughout the new tenant space also not required. Egress travel will be a maximum of 55' and the code allows 200'. The hardship is the imposition of the rule is an undue cost hardship, given the small expansion.

- 13-06-39 CI **Mustard Seed Gardens – Metsker House – Noblesville** Project #364117
The existing stair to the 2nd story does not comply with the current IBC requirements for minimum width and Section 3410.6.11 requires compliance with Section 1005.1, which in turn requires egress features to comply with the minimum width requirements of Chapter 10 sections for stairs. The current stair width is 34.5" above the handrail height and the minimum width for new construction is 36" per the code. The building is an existing 2 story former residence with a partial basement. The 1st floor has 2,716 sq. ft. of floor area, the 2nd floor has 948 sq. ft. of floor area and the basement has 408 sq. ft. of floor area. The project will convert the 1st floor into assembly use, including bridal and gown prep areas and may also be used for occasional meeting space. The 2nd floor will be used as administrative offices for the owner and the basement will remain mechanical use only. The attached former garage will be used for storage. The building classifications are A-3, B, and S-1 occupancies. The building is Type VB construction. The calculated occupant load by the proponent will be less than 10. The hardship is the cost to demolish and reconstruct the existing stair, which is also an important historical feature of the structure constructed approximately 100 years ago. What is the cost?

- 13-06-40(a)(b)(c) DI **237 Washington Street – Columbus**
(a) *The proposed tenant change of occupancy from B to R-3 occupancy on a portion of the 2nd and 3rd floors will be evaluated per Chapter 34 based upon the fire area containing the change of use area in lieu of the entire building.* The Indiana amendments deleted the model code provision permitting this approach. The project involves the conversion of approximately 1,122 sq. ft. of area on the 2nd and 3rd floor each from previous business use to a residential dwelling unit. The unit will have 7 bedrooms for rent, with interns working at local businesses as the target market. The remainder of the building will remain business and ancillary storage use. The building is 3 stories in height plus a basement and is of Type IIIB construction (masonry bearing and wood floors and roof construction). The proponent advises that the fire area containing the new residential unit will be separated from the rest of the building with a 2 hour fire barrier.

A fire alarm system exists throughout the building. A smoke detection system connected to the fire alarm system will be provided in the B/S-1 occupancy tenant located in the 1st floor and basement beneath the R-3. A 13D sprinkler system will be provided in the dwelling unit and in the egress stair serving as the exit for the R-3 occupancy. The hardship is the imposition of the rule would require evaluation and renovation of the entire building including existing occupied tenant spaces which is operational and cost hardship.

- CI (b) *A portion of the existing stair serving as the required exit for the R-3 occupancy area will not comply with the 1 hour enclosure requirement per the score taken per Section 3410.6.6 as part of the Chapter 34 evaluation.* The walls will be upgraded to 1 hour construction where feasible. A 13D sprinkler system will be provided in the dwelling unit and in the egress stair serving as the exit for the R-3 occupancy. Credit for the sprinkler is not taken in the score sheet. The new residential unit will be separated with a 2 hour fire barrier. The floor assembly between the 1st and 2nd stories in the west fire area will be upgraded to a fire rated assembly with 2 layers of 5/8" Type X gypsum board attached to the underneath of the assembly. The will provide compartmentation in the west area providing benefit to safety. The hardship is the imposition of the rule is an operational and cost hardship.
- CI (c) *The floor assembly between the 1st and 2nd stories in the west fire area supporting a short section of the 2 hour wall used in the scoring for compartmentation and mixed occupancy will be less than a 2 hour assembly based upon available listings or prescriptive assemblies.* The floor assembly between the 1st and 2nd stories in the west fire area will be upgraded to a fire rated assembly with 2 layers of 5/8" Type X gypsum board attached to the underneath of the assembly. The assembly will have more than a 1 hour rating. This will provide additional compartmentation in the west fire area, providing additional benefit to safety, but not accounted for in the scoring. The hardship is the imposition of the rule is an operational and cost hardship.

13-06-41

BI **Endress & Hauser SC Customer Center Addition – Greenwood**

The separation between the existing and the addition and a separation within the existing building will be accomplished with a 2 hour fire barrier in lieu of the code required fire wall. This requirement is based on allowable area. The 2 story addition will include A-2, A-3, and B occupancies and will serve primarily as a new employee dining facility. The addition will include training/meeting space and other employee service functions. The project also includes limited renovation of the existing building, which is classified as an F-1 occupancy. There is also an attached storage building classified as an S-1 occupancy. The addition will be protected with an automatic sprinkler system. The existing building currently is protected with and automatic sprinkler system. The addition will be structurally independent of the existing building. The hardship is the cost to provide a structurally independent fire wall based upon the height and length of the wall. What is the cost?

13-06-42

DI **Villas at Geist – Building #12 – McCordsville**

Project #350058

A new one story 4 unit condominium that is already constructed and occupied, will not be provided with the sprinkler system required under previous variance 11-03-30 for one (1) more year. The proponent advises that the building is provided with an automatic fire

alarm system including horns and strobes and will be monitored. Each unit is provided with two exits. The units are separated with one 2 hour fire wall and one 2 hour fire barrier. The request is to have one year to complete the installation.

- 13-06-43 BI **Villas at Geist – Building #7 – McCordsville**
A new one story 4 unit R-2 occupancy already constructed will be provided with an NFPA 13D sprinkler system rather than the code compliant NFPA 13 or 13R system. The proponent advises that they will provide an NFPA 13D system per the 2002 Edition of NFPA 13D. Each unit is provided with 2 exits. The units are separated with one 2 hour fire wall and one 2 hour fire barrier. The hardship is the cost to sprinkler the building per NFPA 13R. Where are the fire barrier and fire walls located in the structures?
- 13-06-44 BI **3M Company – Electroacoustic Sound Lab – Indianapolis** Project #364811
The Electroacoustic sound proof testing rooms, "REAT", Impulse Testing, Ante, ESL/Ante, are constructed of 4-6" thick steel panels inside 8" concrete block structure lined with fire resistant foam and there will be no sprinkler heads installed in these spaces due to the vibrations compromising the integrity of the sound measurements due to the introduction of vibrations from the water piping. The proponent advises that a similar variance was approved by the Commission in 2012 with the condition that they install smoke detectors integrated into the fire alarm system. In place of installing a sprinkler head in the small chamber (8' X 9'), a sprinkler head will be installed immediately outside of the one door from the room. They will also install a smoke detector inside the room and integrate it with the fire alarm system. The hardship is that there is no feasible way to connect metal or plastic piping from the building into the room without creating a structural transmission path or compromising the acoustic barriers.
- 13-06-45 BI **Linde Hammond Specialty Gas Plant – Hammond** Project #364818
The existing 1999 vintage cylinder fill building should be classified as a Group H-3 rather than the designation of Group H-2 occupancy under which it was filed in 1999. Variance 99-08-16b was issued to the facility with the classification for this structure as an H-2 and the proponent is seeking to have this variance renewed to the existing building as an H-3 rather than the H-2. They advise that this variance was for automatic wet sprinkler system protection. The new project involves an addition to this building and they are seeking a new variance for additional H-3 space to be provided by the project. The proponent advises that the building has been in operation for the past 12 years without any fire incidents. The proposed new H-3 space is approximately 2,862 sq. ft. and involves production of the same oxidant materials and is far less quantities as currently produced in the 1999 cylinder fill building itself. There will be a small amount of H-2 space, approximately 440 sq. ft., would be created in the new project, which would be protected by automatic fire protection (inert gas deluge) as part of the project. Emergency fire response via water cannon is also available as secondary protection for this new H-2 space. The hardship is the installation of an automatic fire suppression system throughout the entire existing building, affecting major costs and operational difficulties due to wet fire suppression with Linde's existing process equipment and laboratory.

- 13-06-46(a)(b) **Greene – Sullivan State Forest – Camp Ground Cabins – Dugger**
- CI (a) *The code required sprinkler system will not be provided in these cabins.* The proponent advises that there no heat or plumbing in the cabins. A combination electric with battery backup smoke detector/carbon monoxide detector will be installed in the cabins per code. The cabin has an interior space of only 275 sq. ft. The hardship is that the addition of a sprinkler system would require a heat source, water source and inside plumbing and none of these items are provided in the cabins. The Commission's conditions for the variance granted for Deam lake and Starve Hollow were not included in this project's information: 2 week maximum stay per reservation; maximum capacity of cabin 5; heat /AC with protective outlet cover; compliance with all "User Rules" distributed to the Commission members at the May 8, 2013 meeting; anchoring system to be installed as per drawings submitted to the Commission members, with drawings to be signed and sealed by a design professional.
- BI (b) *The energy code will not be followed for these cabins.* The proponent advises that there is no heating, air conditioning or inside plumbing in the cabins. No insulation is provided for the cabins. The cabins are located on a primitive campground. The campers will be required to provide their own sleeping equipment to secure their comfort while camping. There are ceiling fans provided in the cabins along with screened doors and windows. The hardship is the cost to provide HVAC units for these cabins.
- 13-06-47 AI **Johnny's Market – Indianapolis**
- The tent being used for a produce stand will be erected from May 24th through November 1, 2013 and the code only allows for the tent to be erected for 30 days.* The proponent advises that this produce stand has been located in the same space to 20 years and they were not aware of the 30 day rule for tents. The tent is occupying the same location that the permanent structure was located in the past. The permanent stand was destroyed last spring by a runaway bucket truck. The hardship is the need for shelter for the running of the business until they can reconstruct a new permanent stand.
- 13-06-48(a)(b) **Grassyfork Fisheries – Building Renovation – Martinsville** Project #363817
- BI (a) *The existing stair will not be entirely enclosed with fire rated construction on all 3 floor levels as required by code.* The existing building is evaluated per Section 3410. Scores for complying 1 hour vertical enclosures are taken in the scoring, although there isn't complete enclosure. The building is an existing 2 story plus basement structure, which will be converted in half of the 1st floor from office use (B occupancy) to a meeting room (A-3 occupancy) and from former apartment use on the 2nd floor to storage use (S-1 occupancy). The basement will remain storage use. The building is classified as Type VB construction. The building is evaluated as nonseparated occupancies. The proponent advises that a minimum 18" draft curtain and a sprinkler curtain consisting of close spaced sprinklers will be provided at the ceiling of the 1st floor at the stair opening through the floor. A 1 hour fire partition with 60 minute rated doors will separate the stair at the 2nd floor level and the basement level. The building will be protected throughout with an automatic sprinkler system per NFPA 13. The hardship is the imposition of the rule would prevent the preservation of the character of the open stair in

the 1st floor lobby, which is an architecturally significant feature of the building. The building is on the National Register of Historic places.

- BI (b) *The basement and 2nd floors are evaluated as floor levels with a single exit and the travel distance from the 2nd floor will be approximately 110' and the single exit provision requires a maximum travel distance of 100' when considering the provisions of Section 1015 (space with a single means of egress), or 75' where considering the provisions of Section 1019 (buildings with one exit).* The existing building is evaluated per 3410. Scores complying means of egress are taken in the scoring. A 1 hour fire partition with 60 minute rated doors will separate the stair at the 2nd floor level and the basement level. The building will be protected throughout with an automatic sprinkler system per NFPA 13. The A-3 occupancy space on the 1st floor will have one exit directly to the exterior and one to the main lobby. The 2nd floor and basement levels will be used for storage only. The hardship is the imposition of the rule would require the construction of an additional stair, which would have a "detrimental effect on either the interior or exterior character of the building". What is a "detrimental effect"?

- 13-06-49 AI **St. Roch Catholic Church – Rectory Sunroom – Indianapolis** Project #364422
A 180 sq. ft. sunroom is being added to the existing Rectory which is an R occupancy and with this addition causes the rules for new construction to require a sprinkler system to be installed. The Rectory is for the Parish Priest to live in and there is only one priest and the church does not foresee having a second priest at any time in the future. The hardship is the cost to sprinkler the structure which would be a very large financial burden on the church.

- 13-06-50 CI **God's House – Tenant Space – Lafayette**
The proposed change of occupancy from "M" to "A-3" for a 3,000 sq. ft. space will be evaluated per Chapter 34 based on the tenant only and not the entire building. The part of the model code that allowed this type of evaluation was amended out of the Indiana Code. The project involves the conversion of an existing 3,000 sq. ft. retail space to a church worship space and Sunday school classrooms. Based on an occupant load density of 7 sq. ft. per person, the worship space has a calculated occupant load of 188. The entire building is 31,739 sq. ft. in total floor area and is classified as Type IIIB construction. The proponent advises that the tenant space will be separated from the rest of the building with a 2 hour fire barrier. A smoke detection system providing a local alarm will be provided throughout the tenant space, which is not required. Egress travel distance will be a maximum of 75' and code allows 200'. The hardship is the strict imposition of the rule would require evaluation and renovation of occupied tenant spaces, which is an operational and cost hardship.

Addendum #1 to the June 4, 2013 Staff Report

- 13-06-51 CI **Duffy's Place – Valparaiso** Project #362973
The code required sprinkler system will not be provided for the new deck and the existing building that will have an occupant load exceeding 100, and is classified as an A-2 occupancy. The new deck will be 1,680 sq. ft. in area and is being added to an existing restaurant and two-thirds of the deck will be under cover. The proponent advises that the total area will still be less than 5,000 sq. ft. Sprinklers were not required for this building at the time of construction. A new deck plan has been submitted to State plan Review with modifications illustrating the addition of 2 new egress stairs from the new deck. Egress will not be required to go through the existing building and the maximum travel distance will be 50 feet from the new deck. The hardship is that the deck addition has a cost of approximately \$50,000.00 and the cost of adding sprinklers to the existing building and deck would exceed this amount. What is the cost to comply?
- 13-06-52 AI **562 Graham Place – Bloomington – Windows**
The emergency escape and rescue windows do not comply with the code of record for size. The code requires that the windows be openable to 4.75 sq. ft., have a clear width of 18" minimum, a clear height of 24" minimum and have a maximum sill height of 48" above the floor. The current windows are 4.69 sq. ft., 30.25" wide, 22.5" high and have a sill height of 30.75" in the south bedroom and in the north bedroom the window is 4.83 sq. ft., 30.25" wide, and 23" high and has a sill height of 30.75" above the floor. The hardship is the cost to replace windows that have been approved since being installed in 1983.
- 13-06-53 B **New Community School – Lafayette** Project #362159
The primary transmission channel for the fire alarm system will be a cable line rather than the code required public switched telephone service as defined in the 2002 Edition of NFPA 72. The building is classified as an "E" occupancy of Type VB construction. The fire alarm system will be provided throughout the building. The proposed transmission channel complies with the 2010 Edition of NFPA 72. The definition in the 2010 Edition includes the use of additional technologies as "managed facilities-based voice network", which includes wireless or cable telephone networks. The hardship is the strict imposition of the rule would require installation of a standard land line based telephone service to the building. This has been granted before.
- 13-06-54 AI **Peerless Pump West Lobby Addition and Renovation – Indianapolis** Project #362620
The proposed existing lobby renovation and addition of approximately 975 sq. ft. will add area to the existing building area which is in excess of 300,000 sq. ft. which will exceed allowable area per the current IBC. The addition will be constructed as Type IIB construction and considered along with the existing building as an unlimited area building; however there is approximately 5% of the existing building perimeter, which is located remote to the addition, where there is less than 60 feet to the property line. The addition is classified as a B occupancy and the existing structure is classified as a combination of F-1 and B occupancies. The proponent advises that the building is protected throughout with an automatic sprinkler system as will the new addition. The

addition is ½ of 1% of the area of the existing building. The hardship is that the imposition of the code would require a 4 hour fire wall to separate the addition which would defeat the purpose for the addition to expand the lobby.

- 13-06-60 DI **Parkview Hospital – Columbia City**
Non-certified firefighters will be used for fire watches in the hospital, which is not permitted by code. The proponent advises that they were in need of a fire watch and the local fire department, when contacted, did not have the personnel immediately available to do the fire watch, so they did the fire watch themselves. The proponent advises that they did the fire watch in accordance with the Life Safety Code 101-20001, including that the fire department was notified; the persons doing the fire watch did no other job and were in contact with the fire department by radio. How were these people trained? Were they trained in accordance with the state code for fire watches? In this instance, how much time was the fire department given to get the fire watches together? Was this approved by the fire chief? Did the fire chief approve the people being used as fire watch personnel?
- 13-06-61(a)(b) CI **The Way Church – Indianapolis** Project #363668
(a) A portion of an existing 18,952 sq. ft., type IIIN building is undergoing a change of occupancy from "B" to "A-3" occupancy church and the space is separated by a 12" masonry wall for allowable area purposes which cannot be verified if it is in compliance with Section 705 of the current IBC and plan review is requiring a 3 hour separation, which will not be provided. Section 3410.2.2 was deleted from the current code which would allow evaluation of only the change of occupancy portion of the building for the purposes of allowable area and other Chapter 34 categories with separation per Table 508.3.3. The 12" masonry wall extends from the floor to the roof deck. The code of record (the 1963 Indiana Construction Rules) and structural independence was not required. Chapter 34 will require smoke detection and fire alarm throughout the fire area with horns and strobes. The building is one story. The building without the fire wall would be 2,327 sq. ft. over allowable area for Type IIIB construction. The hardship is the cost to add a fire wall per current code.
- CI *(b) The code requires the structure's exterior walls be non-combustible and most of the building is masonry construction 1'4" thick except for a small portion of the wood fascia along the front and sides of the building. The proponent advises that the fascia is a small percentage of the exterior wall. The nearest building is a minimum of 60' from this building. The hardship is the cost to remove the element of the building for one tenant.*
- 13-06-62 BI **Lafayette Community Bank – Main Branch – Lafayette**
The new technology will be used to transmit signals to the alarm company rather than utilizing the standard telephone lines. The 2002 Edition of NFPA 72 requires the use of telephone lines and does not mention any other types of technology. The 2010 Edition of NFPA 72 does acknowledge the newer types of technology that can be used in lieu of the traditional telephone lines. The proponent advises that the Comcast Business Class Voice (BCV) is compliant with the 2010 Edition of NFPA 72. The hardship is that the imposition of the rule as interpreted would restrict the completion by preventing the

customer from choosing their own telephone provider and forcing the customer to use conventional telephone systems. This has been granted before.

13-06-63 BI **Lafayette Community Bank – West Branch – Lafayette**
Same as 13-06-62.

Addendum #2 to the Staff Report for the June 4th, 2013 meeting of the Fire Prevention and Building Safety Commission

- 13-06-55 CI **Monon and Main Condominiums – Building #5 – Carmel** Project #364408
The electric, gas and refrigerant lines penetrate the property line between townhouses in violation of the attached interpretation of the Indiana Residential Code. The lines will be maintained in the bulkheads that they are currently in with all lines being fire caulked.
The proponent advises that the main utility lines for the development have all been installed in specific locations serving the building prior to the present interpretation. The common wall designed and built for Monon and Main and Brownstone at Guilford Reserves consists of the following layers of materials: 5/8" drywall, 2 x 4 with insulation, 5/8" drywall, 1 1/4" air gap, 5/8" drywall, 2 x 4 with insulation, 5/8" drywall. In addition, the penetrations are fire caulked to prevent any air gap through the wall. All lines are safeguarded in each unit inside of a bulkhead that is accessible for repair in case there is a need for repair. There are 21 buildings in Monon and Main and Guilford Reserves projects that were already built prior to the current interpretation. The proponent wishes to be able to construct the remaining three buildings in the same way. The hardship is that applying this interpretation to the existing prior developments is cost prohibitive and would result in interrupting such utility services to the residents of the development.
- 13-06-56 CI **Monon and Main Condominiums – Building #8 – Carmel** Project #358358
Same as 13-06-55.
- 13-06-57 CI **Monon and Main Condominiums – Building #9 – Carmel** Project #364406
Same as 13-06-55.
- 13-06-58 CI **Brownstone at Guilford Reserves – Building – 6 – Carmel** Project #368359
Same as 13-06-55.
- 13-06-59 CI **Brownstone at Guilford Reserves – Building – 7 – Carmel**
Same as 13-06-55.

